



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
240		CONCORD RD, LINCOLN

**OWNERSHIP**

Owner 1: ALDEN TR GAIL C  
 Owner 2:  
 Owner 3: GAIL ALDEN TRUST  
 Street 1: 240 CONCORD RD  
 Street 2:  
 Twn/City: LINCOLN  
 St/Prov: MA Cntry Own Occ: Y  
 Postal: 01773 Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	
101	282,200	2,400	0.910	416,900	701,500	
Total Card		282,200	2,400	0.910	416,900	701,500
Total Parcel		282,200	2,400	0.910	416,900	701,500
Source: Market Adj Cost		Total Value per SQ unit /Card: 270.33		/Parcel: 270.33		

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	06/10/13
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**PREVIOUS OWNER**

Owner 1: ALDEN - GAIL C  
 Owner 2: -  
 Street 1: 240 CONCORD RD  
 Twn/City: LINCOLN  
 St/Prov: MA Cntry  
 Postal: 01773 Type:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	282,200	2400	.91	416,900	701,500	701,500	Year End Roll	9/28/2017
2017	101	FV	277,500	2400	.91	404,600	684,500	684,500	Year End Roll	9/29/2016
2016	101	FV	275,100	2400	.91	404,600	682,100	682,100	Year End Roll	1/14/2016
2015	101	FV	268,000	2400	.91	342,900	613,300	613,300	Year End	10/2/2014
2014	101	FV	249,200	2400	.91	307,600	559,200	559,200	Year End Roll	1/23/2014
2013	101	FV	236,800	2400	.95	301,000	540,200	540,200	Year End Roll	10/25/2012
2012	101	FV	236,800	2400	.95	376,300	615,500	615,500	Year End	1/26/2012
2011	101	FV	236,200	2400	.95	382,400	621,000	621,000	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ALDEN,GAIL C	65205-67		4/13/2015	CONVENIENC	100	No	No			
ALDEN,DONALD F	64730-560		12/30/2014	FAMILY	1	No	No			
ALDEN DONALD F,	49959-477		8/17/2007	FAMILY	1	No	No			
SICHEL ENID,	28316-180		3/17/1998		405350	No	No			
FRASER DONALD C	13895-257		2/4/1980		124500	No	No			

**NARRATIVE DESCRIPTION**

This Parcel contains .91 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1951, Having Primarily WOOD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/12/2017	6880	GAR-STUD	120,000	O	5/16/2018			Construct unheated
2/16/2016	6345	MANUAL	8,000	C				Sheet metal work t
3/21/2013	5347	MANUAL	100	C				sheet metal work f
2/6/2013	5320	RENOVATI	8,000	C	6/10/2013			bath remodel
11/7/2005	3309	RENOVATI	15,000	C				reno gar io office
3/24/2003	2659	RENOVATI	19,417	C	6/17/2003			kitchen 6/17 75%
12/2/1993	399	ROOF		C	12/22/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/10/2013	MEAS/EXT INS	25	D ERSKINE
11/29/2010	MEAS/EXT INS	25	D ERSKINE
6/13/2006	MEAS+INSPCTD	50	J NOONE
6/17/2003	MEAS+INSPCTD	615	D VELUTTI
4/8/1999	MEAS+INSPCTD	600	PA
5/31/1996	MEAS+INSPCTD	606	J SMITH
12/27/1995	MEAS+INSPCTD	606	J SMITH
12/22/1993	PERMIT VISIT	600	PA
6/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		39639.6		SQUARE FE	PRIME SITE		0	6.14	1.713	R2									416,856						416,900	

Total AC/HA: 0.91000	Total SF/SM: 39639.60	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 2	Total: 416,856	Spl Credit	Total: 416,900
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